

COUNTY OF PLACER PLANNING COMMISSION ACTION AGENDA DATE DECEMBER 16, 2010

SPECIAL MEETING

Community Development/Resource Agency

3091 County Center Drive Suite 140 AUBURN, CALIFORNIA 95603 TELEPHONE: 530/745-3000 FAX: 530/745-3080 www.placer.ca.gov

Meeting was held in the Planning Commission Chambers, 3091 County Center Drive, Dewitt Center, located at the corner of Bell Road and Richardson Drive, Auburn CA 95603

10:00 am

FLAG SALUTE

ROLL CALL: Gerry Brentnall (Chairman), Richard Johnson (Vice Chairman), Harry Crabb (Secretary)[absent], Jeffrey Moss, Miner Gray[absent], Larry Sevison and Ken Denio

REPORT FROM THE PLANNING DIRECTOR

Michael Johnson, CDRA Director, reported that the Board of Supervisors at their December 14 hearing honored Rocky Rockholm for his public service, approved a Williamson Act Contract for a property in rural West Lincoln area, and approved a General Plan Amendment and Rezone for the Enclave at Granite Bay which reduced the proposed lots from 26 to 13, a density that is consistent with surrounding properties. The redesign of the Enclave at Granite Bay project will be going to the MAC and Planning Commission early next year. The January 13th Planning Commission hearing will be cancelled. The next Planning Commission hearing will be January 27, 2011 and on the agenda is the election of officers and a Conditional Use Permit for a Recycled Asphalt Pavement Plant. There will be a Planning Commission hearing in Tahoe in February to here the Homewood Mountain Resort Master Plan draft EIR.

Commissioner Brentnall inquired about any other Planning Commission items pending at the Board. Michael Johnson mentioned that the Livingston Concrete appeal is pending for Board action.

PUBLIC COMMENT - No public comment received.

1) 10:05 am 10:08-10:34a

DRAFT ENVIRONMENTAL IMPACT REPORT (PDEIR 20080139) TIMBERLINE

SUPERVISORIAL DISTRICT 3 (HOLMES)

The purpose of the hearing is to receive comments on the Draft EIR for the project; comments related to the merits of the project will be considered at a later hearing on the entitlements for the project.

The proposed project involves the construction of a continuing care community and commercial/retail center, trails, and wetlands on a 119-acre site. The proposed project would consist of 858 residential units. The continuing care community

consists of nine two- and three-story independent living buildings, 76 villa duplexes, 66 detached villas, two independent living buildings, and four retirement "common buildings" that in total equal 780 living units. The commercial/retail portion of the project would include three multi-story buildings with 33,500 square feet of commercial/retail with 28,500 square feet being used for retail and 5,000 square feet being used for office professional; five multi-story medical office and office professional buildings with a total of up to 90,000 square feet of medical office space, or up to 140,000 square feet of professional office space; 78 residential lofts that would occupy the second and third stories of the retail buildings and one of the medical office buildings; an RV/boat storage facility, and two 22,500-square-foot professional office commercial buildings. In addition, the project applicant would construct a trail and mitigation wetlands on the undeveloped Auburn Recreation Park District lands to the northeast. The 24-acre Auburn Recreation Park District lands are considered to be part of the proposed 119-acre project site, and any potential impacts resulting from construction of trails and mitigation wetlands will be evaluated in the EIR.

Project Location: The project is located one-half mile west of State Route 49 at the intersection of Bell Road and Richardson Drive in the North Auburn area.

APN: 051-140-056-000, 051-140-057-000, 051-180-058-000, 051-180-058-000, 051-180-058-000, 051-180-058-000, 051-180-058-000, 051-180-058-000, 051-180-058-000, 051-180-059-000, 051-211-016-

000

Total Acreage: 119-acres

Zoning: O, RM-DL15, RS-AG-B-40, RS-DL5, OP-Dc, F 4.6 ac. min.

Community Plan Area: Auburn/Bowman Community Plan

MAC Area: North Auburn MAC Owner: Ronmar Construction Co Inc.

Applicant: Western Care Construction Company, INC

County Staff:

Planning: George Rosasco (530) 745-3065 Engineering and Surveying: (530) 745-3110 Environmental Health: (530) 745-2300

Public comments were received on the Draft EIR and will be responded to in the Final

EIR. The public comment period ends on December 27th, 2010.

BREAK 10:34 - 10:50 am

2) 10:50 am 10:50-11:41am

VESTING TENTATIVE SUBDIVISION MAP (PSUB 20100207)

RIOLO VINEYARD PARCEL J

ADDENDUM TO A CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT

SUPERVISORIAL DISTRICT 1 (ROCKY ROCKHOLM)

Consider a request from Dave Cook on behalf of HBT of Riolo Vineyards, LLC, for approval of a Vesting Tentative Subdivision Map to allow for the development of 107 low-density residential lots, three landscaped-corridor lots, one public/quasi public lot and one open space lot for a total of 112 lots. The Planning Commission will also consider an Addendum to the previously certified Final Environmental Impact Report.

Project Location: The project is located directly northwest of the intersection of Walerga Road and PFE Road in the Dry Creek West Placer area.

APN: 023-221-006 **Total Acreage:** 30.4 acres

Zoning: SPL-RVSP-LDR (Specific Plan – Riolo Vineyard Specific Plan – Low

Density Residential)

Community Plan Area: Dry Creek/West Placer Community Plan

MAC Area: West Placer MAC Owner/Applicant: Dave Cook

County Staff:

Planning: Lisa Carnahan (530) 745-3067

Engineering and Surveying: Rebecca Taber (530) 745-3110

Environmental Health: Laura Rath (530) 745-2300

MOTION VOTE 5:0 (Commissioner Crabb and Commissioner Gray absent) to approve the Vesting Tentative Subdivision Map subject to the findings in the staff report and the errata sheet and additional modification to condition156 presented at the beginning.

at the hearing

MEETING ADJOURNED - 11:41 am